



DATE: June 25, 2014

AGENDA ITEM # 2

AGENDA REPORT

TO: Bicycle and Pedestrian Advisory Commission

FROM: Zachary Dahl, Senior Planner

SUBJECT: Commercial Building Expansion – 4700 El Camino Real

RECOMMENDATION:

Recommend approval of Commercial Design Review Application 14-D-01 to the Planning and Transportation Commission

BACKGROUND

As outlined in the Zoning Ordinance, the Bicycle and Pedestrian Advisory Commission shall consider projects at a public meeting and act in an advisory capacity to the Planning and Transportation Commission on bicycle and pedestrian matters. For Commercial Design Review applications, the Commission shall provide an advisory recommendation on the elements of the application that pertain to bicycle and pedestrian issues.

The City does not have a bicycle parking ordinance, but does use the VTA Bicycle Technical Guidelines as a recommended bicycle parking guideline. For retail sales/supermarket uses, VTA recommends one Class I space per 30 employees and one Class II space per 6,000 square feet of floor area. A Class I space is defined as one that protects the entire bicycle and its components from theft, vandalism or inclement weather and is appropriate for long-term parking (two hours to all day). A Class II space is defined as a rack to which the frame and at least one wheel can be secured with a user provided U-lock or padlock and cable and is appropriate for short-term parking (less than two hours).

DISCUSSION

This is a Commercial Design Review application for an expansion and tenant improvements to an existing commercial building to allow for a new retail use (BevMo) to occupy the space. The proposed building would be 8,355 square feet in size - 4,723 square feet existing and 3,632 square feet new. The project site is zoned CT (Commercial Thoroughfare), which allows for retail commercial uses. The site is located on the corner of El Camino Real and Sherwood Avenue. The project will use the existing driveways on El Camino Real and Sherwood Avenue to access the parking lot in front of the building and a new driveway on Sherwood Avenue to the parking lot and loading area in the rear of the building.

As recommended by the VTA guidelines, the project should provide one Class I and two Class II bicycle parking spaces. The project meets these guidelines by providing one Class I bicycle locker in the rear of the building adjacent to the loading bay for employee use and two Class II spaces (one bicycle rack) to the left of the front entrance adjacent to Sherwood Avenue for customer use.

The sidewalk along the site's El Camino Real frontage is eight feet wide and has two tree wells located in the sidewalk at the back of curb. The project would replace this sidewalk and install truncated domes at the parking lot driveway and a new ADA ramp at the corner.

The sidewalk along the site's Sherwood Avenue frontage varies from four to eight feet in width. The project will install a new six-foot wide sidewalk along this frontage with truncated domes at both driveways.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves an addition of less than 10,000 square feet to an existing commercial building within an urban area.